



PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	170 SOUTH GREAT ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	170 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LV REALTY LLC -
Owner 2:	-
Street 1:	17 IVALOO ST STE 100
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry
Postal:	02143

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as SERV ST with a(n) SERVICE ST Building Built about 1962, Having Primarily CORREG STL Exterior and METAL Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	SERV ST		52272		SQUARE FE	PRIME SITE		0	9.25	1.000	CA	1.00								483,516						483,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
334	249,800	9,400	1.200	483,500	742,700		0
							GIS Ref
							GIS Ref
Total Card	249,800	9,400	1.200	483,500	742,700	Entered Lot Size	
Total Parcel	249,800	9,400	1.200	483,500	742,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		145.06	/Parcel:	145.06	Insp Date
						Land Unit Type:	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	334	FV	261,100	14800	1.2	470,400	746,300	746,300	Create Final value 2019	6/4/2019
2018	334	FV	376,600	14800	1.2	470,400	861,800	861,800	Year End Roll	9/28/2017
2017	334	FV	362,500	14800	1.2	457,400	834,700	834,700	Year End Roll	9/29/2016
2016	334	FV	354,000	14800	1.2	449,500	818,300	818,300	Year End Roll	1/14/2016
2015	334	FV	170,400	14800	1.202	364,200	549,400	549,400	Year End	10/2/2014
2014	334	FV	391,200	14900	1.202	364,200	770,300	770,300	Year End Roll	1/23/2014
2013	334	FV	391,200	14900	1.262	366,000	772,100	772,100	Year End Roll	10/25/2012
2012	334	FV	391,200	14900	1.26	323,800	729,900	729,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LV REALTY LLC,	69746-547		8/9/2017		750000	No	No			
FAME HOLDINGS C	35328-446		4/24/2002	FORECLOSURE	0	No	No			
HAROLD B MURPHY	28655-021		10/15/1997	BANKRUPTCY	1	No	No			
BARBER BOYER RO	28655-023		9/10/1997		250000	No	No			
YERARDI ET AL	19449-492		11/3/1988	INTRA-CORP	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2008	4005	MANUAL		C				replace sign with
5/9/2006	3413	SIGN		C				
5/9/2006	3412	SIGN		C				
1/4/2006	3335	ROOF		C				
11/29/1994	636-94	SHED		25 C	1/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
3/22/2003	M&L EXTERIOR	615	
8/15/1994	MEAS+INSPCTD	107	
1/22/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

